

Mr Gary Arnaoutis
23 Haslemere Aveune
Barnet
EN4 8EY

27 February 2026

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
ARTICLE 39**

Case Reference	HGY/2026/0300
Location	2 Crossway Parade, The Crossway, Wood Green, London, N22 5QX
Proposal	Certificate of Lawfulness for proposed change of use from a restaurant (Use Class E(b) to residential dwelling (Use Class C3)
Received	4 February 2026

In pursuance of their powers under the above Act and Order, the London Borough of Haringey Council as Local Planning Authority hereby CERTIFY that the above proposal described in the application received on the above date, is NOT LAWFUL for the following reason/s:

Title	Description	Date
2 CROSSWAY PARARDE - planning issue.pdf	Elevation (Front) - Existing	4 February 2026

Case Received On:
4 February 2026

First Schedule

Certificate of Lawfulness for proposed change of use from a restaurant (Use Class E(b) to residential dwelling (Use Class C3)

Second Schedule

2 Crossway Parade, The Crossway, Wood Green, London, N22 5QX

**Head of Development Management and Planning Enforcement
Planning Service**

Refusal Reasons: (1)

- 1 The proposed change of use from restaurant (Use Class E(b)) to residential (Use Class C3) relies upon Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Development under Class MA is subject to a condition (Class MA.2) requiring the developer to apply for and obtain prior approval from the local planning authority before commencing development.

As no prior approval has been granted, the proposed development would not be lawful at the date of this application and therefore fails to comply with Section 192 of the Town and Country Planning Act 1990.

In addition, the submitted drawings indicate external alterations for which no permitted development rights have been demonstrated.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.